

Paul Mason Associates

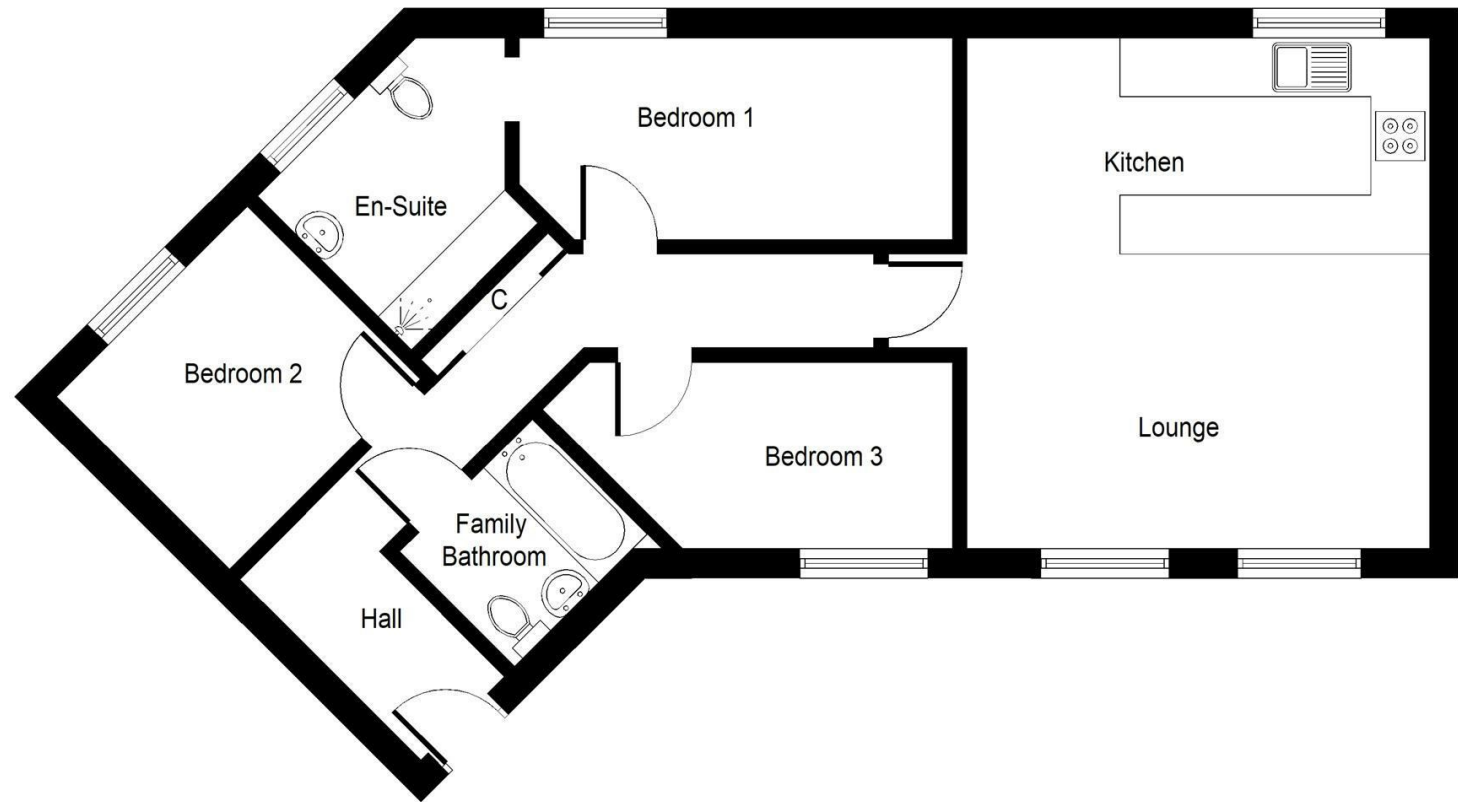
Church Road, Hatfield Peverel, Essex, CM3 2JZ

Guide Price £275,000 to £285,000

- No onward chain
- Top floor penthouse apartment
- Three good size bedrooms
- Modern en-suite shower room to master bedroom
- Modern family bathroom
- Open plan 20'4 x 16'5 kitchen/lounge/dining area
- Allocated parking for two cars
- Communal gardens
- Gas radiator central heating
- EPC - C

GUIDE PRICE £275,000 - £285,000

A spacious and highly desirable top floor penthouse apartment, situated within this small modern development less than a mile from the train station with direct links to London Liverpool Street, being offered with no onward chain. The accommodation offers spacious accommodation throughout including three good size bedrooms, modern en-suite shower room plus separate family bathroom and impressive open plan 20'4 x 16'5 kitchen/lounge/dining area. Further features include gas radiator central heating, UPVC double glazing, allocated parking for two cars plus well maintained communal gardens.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(0.9 miles)

Hatfield Peverel Primary School
(100 yards)

A12 Northbound (0.5 miles)

A12 Southbound (1.2 miles)

London Stansted Airport (20.2
miles)

M25 (22 miles)

(All mileages are approximate)

ACCOMMODATION

Entrance Hall

Entrance Door. Coved celing.
Access to a loft space. Large
cupboard housing gas fired
boiler. Telephone point. Doors
leading to:

Bedroom One

4.51m x 2.88m (14'9" x 9'5")
Double glazed window to rear. A
range of fitted wardrobes.
Coved ceiling and door to:

En-Suite Shower Room

Obscure window to rear. Modern
white suite comprising of shower
cubicle with tiled walls and fitted
glass shower screen, low level
WC and vanity wash hand basin
with mixer taps. Half tiled walls
and tiled floor.

Bedroom Two

3.40m x 3.14m (11'1" x 10'3")
Double glazed window to rear.
Fitted wardrobes. Coved ceiling.

Bedroom Three

3.90m x 2.16m (12'9" x 7'1")
Double glazed window to front.
Coved ceiling.

Family Bathroom

Modern white three piece suite
comprising panelled bath with
mixer taps and shower
attachment, vanity wash hand
basin with mixer taps and low
level WC. Tiled floor and half
tiled walls. Inset ceiling lighting.
Extractor fan.

Open Plan Kitchen/Lounge/Dining Area

6.24m x 5.04m (20'5" x 16'6")
Kitchen Area - Double glazed
window to rear. A range of fitted
units to eye and base level
incorporating peninsular unit
finished with granite work
surfaces and matching
upstands. Inset sink unit with
mixer taps. Built in oven, four
ring gas hob and extractor hood
over. Integrated fridge and
freezer. Space for washing
machine. Coved ceiling.

Lounge/Dining Area - Two

double glazed windows to front.
Coved ceiling. TV point.

EXTERIOR

Communal Gardens

Well maintained communal
gardens with lawned area and
various flowers, trees and
shrubs.

Parking

Allocated parking for two cars.

Services

Mains gas radiator central
heating. Mains drainage and
mains water supply.

Further Information

Length of lease - 109 years

Service charge - £165pm /
£1980pa

Ground rent - APPROX. £150
per annum

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates on 01245
382555.

Important Notices

We wish to inform all
prospective purchasers that we
have prepared these particulars
including text, photographs and
measurements as a general
guide. Room sizes should not be

relied upon for carpets and
furnishings. We have not
carried out a survey or tested
the services, appliances and
specific fittings. These
particulars do not form part of a
contract and must not be relied
upon as statement or
representation of fact.



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Paul Mason Associates Limited Registered in England Number - 6767946
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